



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: June 16, 2023
MEETING DATE: June 20, 2023
SUBJECT: Klankowski Tram Site Plan Review

PROJECT NUMBER: SPR2301-01
PROJECT ADDRESS: 1375 Taughannock Blvd
PARCEL NUMBER: 28.-1-5
ZONING: LS: Lake Shore Zone, with Ro and HsDS slope overlays

INTRODUCTION

The Board was briefed on the project proposal to construct an 80' tram from the upper portion of the lot to the lower level above the shoreline of Cayuga Lake during the February 7th meeting, and provided written comments to the Board of Zoning Appeals (BZA). The applicant, Shawn Ritchie – FLX Tram, on behalf of the owner, Karl Klankowski, required a few area variances from the BZA to construct the tram structure within required setbacks. The BZA granted approval with conditions on all requested variances during their meeting on April 19. The Planning Board conducted sketch plan review and was updated on the proposal during the June 20th meeting, and gave direction on public noticing requirements.

PROCESS

Per Ulysses Town Code ([UTC](#) 212-43, accessory buildings (including accessory structures) associated with single-family residences are permitted in the LS zone, but require site plan review when within a slope overlay area. The project is not subject to 239 review per the [Inter-Governmental Agreement with Tompkins County](#), and is not subject to SEQOR per [6 CRR-NY 617.5.c.12](#). During this meeting, the Board will conduct a final review of the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the final proposed site plan noted in the Exhibit section below, and re-review the [01.31.2023 memo](#) for the February 7th meeting and the [05.24.2023 memo](#) for the June 6th meeting as needed.

EXHIBIT

[Exhibit A: Site Plan Application](#)